



LAND FOR SALE

3 ACRES LOT: UNIVERSITY BOULEVARD SOUTHEAST & ACCESS
RD B SE ALBUQUERQUE, NM 87106

Land | 3 Acres Lot: University Boulevard Southeast & Access Rd B SE

DEODATE
REAL ESTATE | STRATEGY

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Table Of Contents

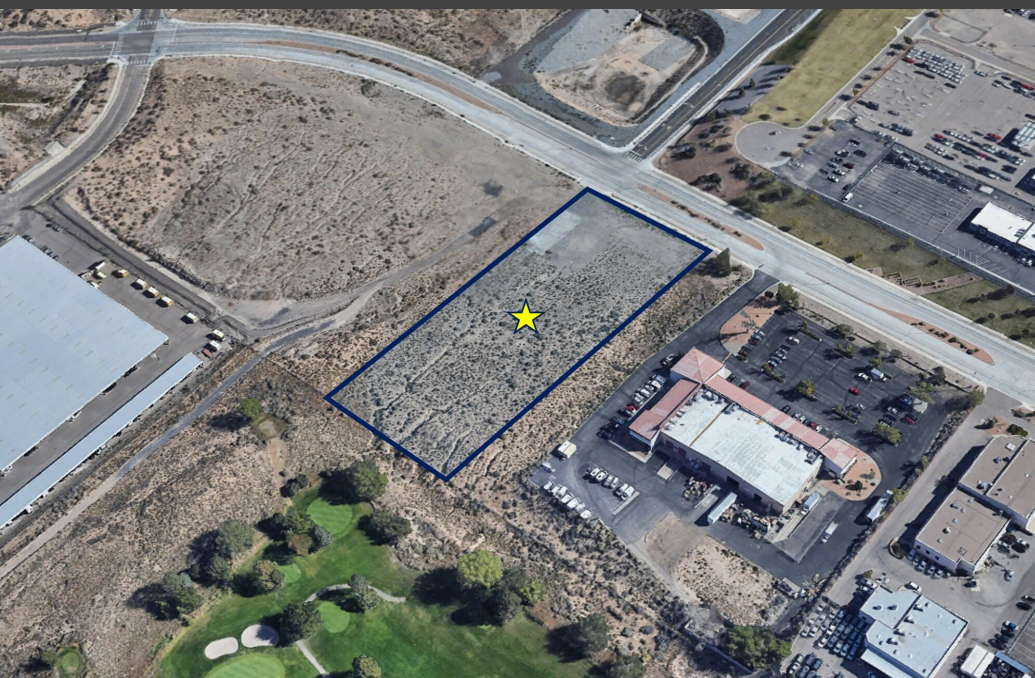
4 EXECUTIVE SUMMARY

5 PLANS FOR GROWTH

6 TRAFFIC COUNTS

7 RETAILER MAP

8 GRAPHICS MAP AND REPORT



Sale Price:	Call Broker for Pricing
Building Size:	N/A
Lot Size:	3 Acres
APN:	1-015-054-287498-1-02-41,1-015-054-287490-1-02-42
Zoning:	NR-BP

Property Overview

The location of the three-acre land is conveniently near I-25 and Sunport Airport in Albuquerque, New Mexico, and offers easy access to major highways and transportation hubs, making it an ideal location for businesses and commuters. The area is surrounded by environmental attractions, including the Sandia Mountains and the Rio Grande River. There are many known places to visit and things to do in the area, including the Albuquerque Isotopes Baseball, the National Museum of Nuclear Science & History, the New Mexico Rail Runner Express, Corn Maiden Tours, Old Town Albuquerque, Sandia Peak Tramway, and Nob Hill.

Property Highlights

This three-acre parcel for sale in Albuquerque, NM offers a prime location with great proximity to major surrounding highways and the Sunport International Airport. The property is located between University Blvd Southeast and Access Rd B Se, providing easy access to transportation routes. The nearby highways include Interstate 25 (i-25) and Interstate 40 (i-40), both of which intersect at the airport. Its proximity to the Sunport Airport makes it ideal for any travel or airfreight related operation. Such as, gas station to service the rental and airport parking traffic, flex space for third party airport vendors, or outside commercial storage. The zoning is NR-BP, which is very permissible to a number of uses. Purchaser will be responsible for due diligence on zoning.



ALBUQUERQUE, NM

Albuquerque, New Mexico is a city on the rise. In recent years, the city has seen a number of positive developments, including economic growth, job creation, and tourism. These factors have contributed to Albuquerque's upward trajectory, and the city's continued growth. Albuquerque's job market has been looking strong with unemployment at a record low of 2.8% recorded in April 2023. The city also hosts one of the world's leading entertainment services, Netflix, which has plans to grow its presence in Albuquerque, NM by expanding its ABQ Studios and acquiring additional land. This expansion will provide more space for production and create opportunities for job growth in the area. The expansion is expected to bring in a \$2 billion investment into Albuquerque's economy over the next decade. Albuquerque is a popular tourist destination, and tourism is a major driver of the city's economy. In 2022, Albuquerque welcomed over 4 million visitors, and tourism is expected to continue to grow in 2023. The city is investing in infrastructure, such as roads, bridges, and public transportation, making Albuquerque more attractive to businesses and residents.

NETFLIX

Situated approximately 5.5 miles from the Albuquerque Sunport International Airport, Netflix Albuquerque serves as the prominent production hub for critically acclaimed television series. Netflix opened a production hub in Albuquerque, where it plans to produce some of its films and TV shows. The construction of Netflix's campus and Facebook's data center in Albuquerque have been instrumental in boosting local job availability. Netflix's presence in Albuquerque has a huge positive impact on the city's visibility given the formers locally and nationally recognition. Netflix is moving forward with its plans to expand with 300 acres in Mesa del Sol. Mayor Tim Keller signed a bill approving incentives and officially bringing Netflix to Albuquerque. The state of New Mexico offered Netflix incentives to locate in the self-proclaimed "land of enchantment," extending \$10 million in funding through the Local Economic Development Act. Netflix launched a new website in New Mexico to help people find where scenes of popular shows and movies were filmed. Overall, Netflix's 2018 move to Albuquerque has been critical in, bringing job opportunities, boosting the local economy, and helping to establish the city as a major hub for film and television production.

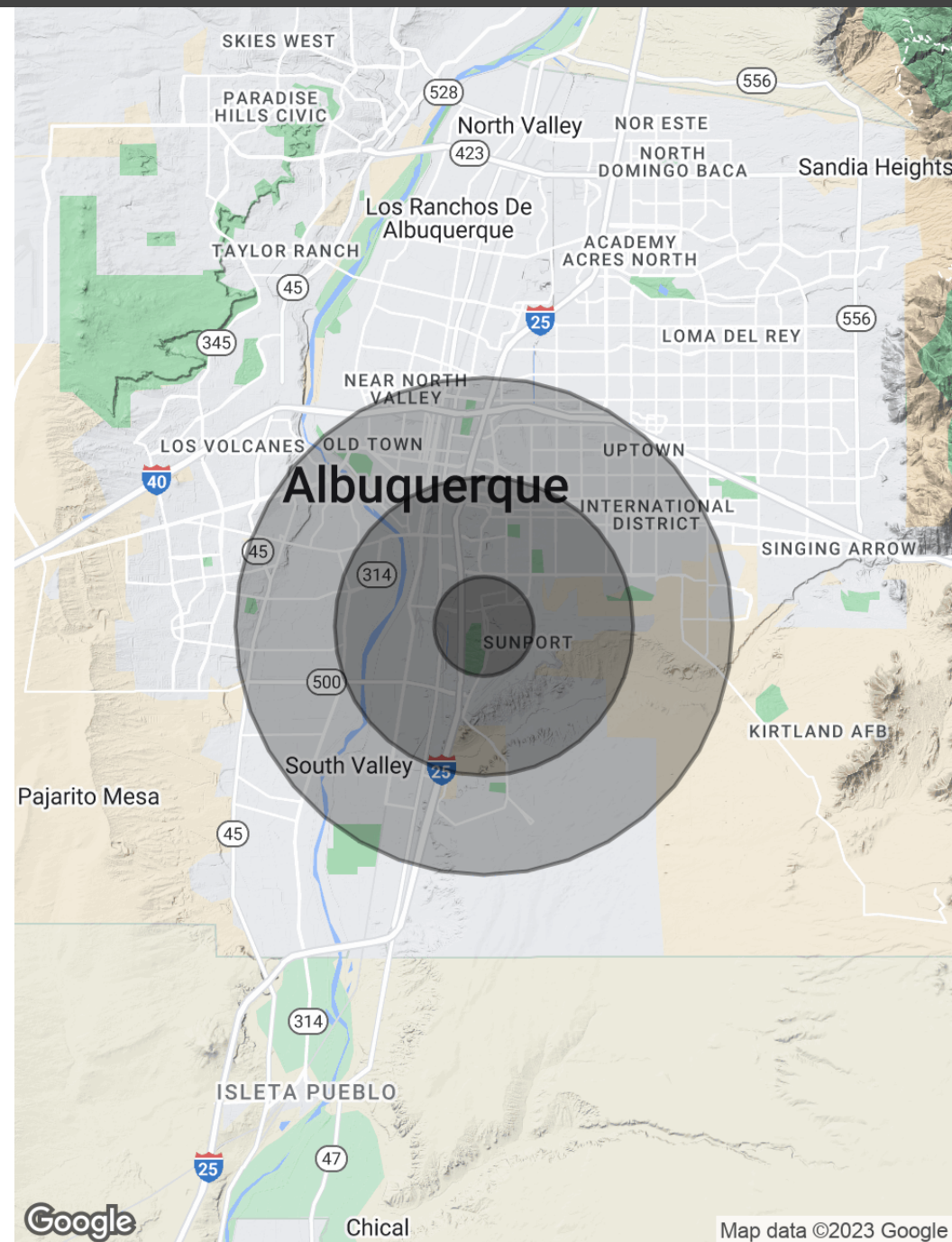




Population	1 Mile	3 Miles	5 Miles
Total Population	1,157	45,993	151,642
Average Age	42.9	36.0	36.8
Average Age (Male)	49.3	36.7	36.3
Average Age (Female)	41.1	35.9	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	524	22,802	70,776
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$50,575	\$45,514	\$49,598
Average House Value	\$282,006	\$153,879	\$167,827

* Demographic data derived from 2020 ACS - US Census





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